

When recorded mail to:

Riverside Community Hospital

c/o James Horta

P. O. Box 1299

Riverside, California 92502

DOCUMENTARY TRANSFER TAX \$ 535.70

COMPUTED ON FULL VALUE OF PROPERTY CONVEYED OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.

Signature of Recorder or Agent Collecting tax. Firm Name

RECEIVED FOR RECORD

MAY 29 1973

AT 9:00 O'CLOCK A.M. SECURITY TITLE INSURANCE CO. Book 1972, Page

of Riverside County, California

W.M. DeLoach

FOR RECORDER'S OFFICE USE ONLY

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation, hereby GRANTS to RIVERSIDE COMMUNITY HOSPITAL, a non-profit corporation, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

All that certain real property known as EVANS ATHLETIC PARK, composed of Lots 14 thru 25, inclusive, of B. S. FINCH SUB-DIVISION, as shown by map on file in Book 4 of Maps, at page 87 thereof, records of Riverside County, California; portions of Lots 11, 12, 13 and 26, portion of Lot A, portion of an unnamed street, 50.00 feet in width, and portion of an alley, 10.00 feet in width, as shown on said map of B. S. FINCH SUB-DIVISION; and those portions of Lots 6, 7, 155 and 156 of S.C.C. ASSOCIATION LANDS as shown by map recorded in Book 7 of Maps, at page 3 thereof, records of San Bernardino County, California, more particularly described as follows:

Commencing at the northwest corner of said Lot 11 of B. S. FINCH SUBDIVISION;

Thence South 60° 59' 10" East, along the northeast line of said Lot 11, a distance of 4.22 feet to a point in the line, a line which is parallel with and distant 44.00 feet southeast as measured at right angles to the centerline of Brockton Avenue; said point being THE TRUE POINT OF BEGINNING;

Thence South 47° 43' 30" West, along said parallel line, 878.00 feet to the southwest line of said Lot 156;

Thence South 61° 06' 30" East, along said southwest line, 515.25 feet to the most southerly corner of said Lot 156;

Thence North 28° 50' 05" East, along the southeast line of said Lot 156, a distance of 330.30 feet to the southwest line of that certain parcel of land conveyed to the City of Riverside, a municipal corporation, by a deed recorded August 10, 1959, as Instrument No. 69334 of Official Records of said Riverside County;

Thence South 60° 13' 23" East, along said southwest line of said parcel, 165.13 feet to the most southerly corner of said parcel of land conveyed to the City of Riverside

Thence North 27° 54' 10" East, 250.89 feet;

Thence North 66° 02' 10" East, 66.58 feet;

Thence North 51° 36' 10" East, 94.85 feet;

PLEASE RECORD ON BEHALF OF AND FOR THE BENEFIT OF THE CITY OF RIVERSIDE. A. M. Rite, Property Services Manager

MAY 29 1973

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Handwritten initials

Thence South 70° 04' 50" East, 94.90 feet to the southeast line of said Lot A; the preceding four courses being along the southeasterly line of said parcel of land conveyed to the City of Riverside;

Thence North 28° 53' 10" East, along said southeast line of Lot A, a distance of 564.40 feet to a line which is parallel with and distant 5.00 feet southwest as measured at right angles to the northeast line of said Lot A;

Thence North 60° 59' 10" West, along said parallel line, 252.01 feet to the centerline of said alley;

Thence South 47° 43' 30" West, along said centerline, 494.72 feet to the southeast prolongation of said northeast line of Lot 11;

Thence North 60° 59' 10" West, along said southeast prolongation and said northeast line of Lot 11, a distance of 151.06 feet to said TRUE POINT OF BEGINNING.

RESERVING therefrom an easement for storm drain facilities, described as follows: Parcel 1220-3A of Record of Survey on file in Book 59 of Records of Surveys, at page 16 thereof, records of said Riverside County;

ALSO RESERVING therefrom an easement for ingress and egress, described as follows: Parcels 1220-3B and 1220-3C of Record of Survey on file in Book 59 of Records of Surveys, at page 16 thereof, Records of said Riverside County;

ALSO RESERVING therefrom an easement, 10.00 feet in width, for electrical distribution facilities; the centerline of said 10 foot easement described as follows: Commencing at the intersection of the centerline of Brockton Avenue with the centerline of Fourteenth Street; thence South 60° 59' 10" East, along said centerline of Fourteenth Street, 402.59 feet; thence South 27° 30' 05" West, 55.02 feet to a point in the line, a line which is parallel with and distant 5.00 feet southwest as measured at right angles to the northeast line of said Lot A; said point being THE TRUE POINT OF BEGINNING; thence continuing South 27° 30' 05" West, 566.70 feet to a point in the said southeasterly line of said parcel of land conveyed to the City of Riverside by deed recorded August 10, 1959 as Instrument No. 69334; said point being the end of this centerline description.

ALSO RESERVING therefrom an easement, 15.00 feet in width, for sewer line facilities, lying 5.00 feet northeasterly and 10.00 feet southwesterly of the following described line: Commencing at the intersection of the centerline of Tequesquite Avenue with the centerline of Brockton Avenue; thence North 47° 43' 30" East, along said centerline of Brockton Avenue, 21.50 feet; thence South 58° 13' 27" East, 45.76 feet to THE TRUE POINT OF BEGINNING; thence continuing South 58° 13' 27" East, 396.22 feet to a point in the southeasterly line of said Lot 156; said point being the end of this line description.

ALSO RESERVING therefrom an easement, 15.00 feet in width, for sanitary sewer line facilities, lying 5.00 feet northeasterly and 10.00 feet southwesterly of the following described line: Commencing at the intersection of the centerline of Brockton Avenue with the centerline of Tequesquite Avenue; thence South 47° 43' 30" West, along said centerline of Brockton Avenue 64.33 feet; thence South 65° 01' 30" East, 47.71 feet to THE TRUE POINT OF BEGINNING; thence continuing South 65° 01' 30" East, 119.32 feet; thence South 62° 12' 10" East, 302.58 feet to a point in the southeasterly line of said Lot 156; said point being the end of this line description.

ALSO RESERVING therefrom that certain storm drain easement conveyed to the City of Riverside by a deed recorded July 9,

PLEASE RECORD ON REVERSE OF THIS DEED

May 29, 1973

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1914, in Book 399 of Deeds, at page 101 thereof, records of Riverside County, California; said easement also commonly known as THE CHINATOWN CEMENT WASTE DITCH.

Subject to easements and Right of Way of Record.

DESCRIPTION APPROVAL
by Barbara A. Whitmore 5/25/73 95.

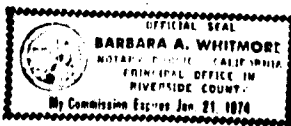
MAY 29 1973

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STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) **

On this 25th day of May 19 73, before me, Barbara A. Whitmore a Notary Public in and for said County and State, personally appeared BEN H. LEWIS, Mayor, and ALICE A. HARE, Assistant City Clerk of the City of Riverside, California, the municipal corporation described in and which executed the within instrument, and acknowledged to me that such municipal corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Barbara A. Whitmore
Notary Public in and for the County
of Riverside, State of California

471-3

MAY 29 1973

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APPROVED AS TO FORM
Barbara D. ...
DEPUTY CITY ATTORNEY

Dated May 25, 1973

CITY OF RIVERSIDE, a municipal corporation

By *Virginia J. Strohecker* Mayor

VIRGINIA J. STROHECKER City Clerk

Attest *Alvin ...* Assistant City Clerk

CL 304-419 (3/67)

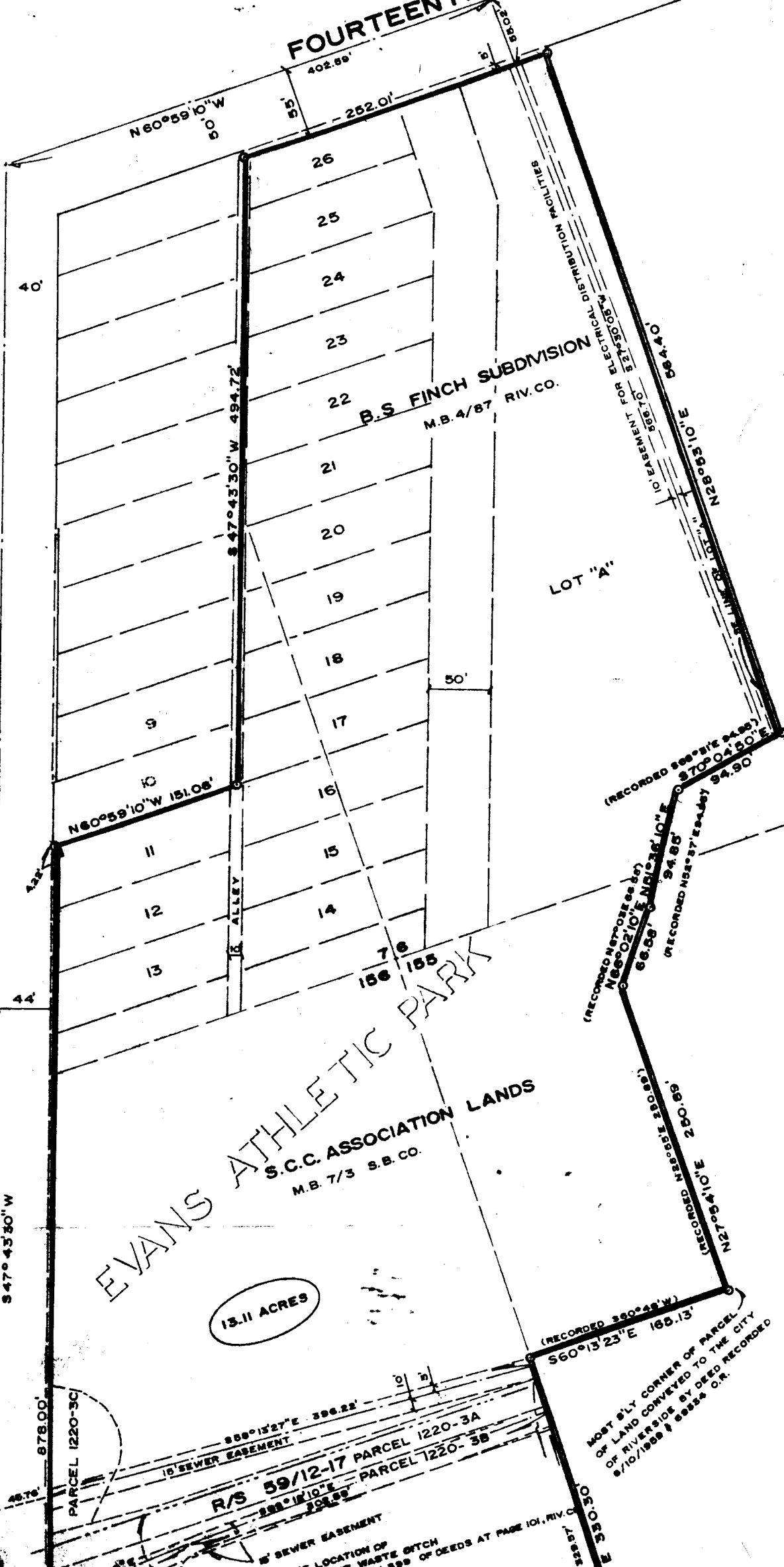
Page 3 of 3

4.71

FOURTEENTH STREET

BROCKTON AVENUE

TEQUESQUITE AVE.



B.S. FINCH SUBDIVISION
M.B. 4/87 RIV. CO.

EVANS ATHLETIC PARK
S.C.C. ASSOCIATION LANDS
M.B. 7/3 S.B. CO.

13.11 ACRES

10' EASEMENT FOR ELECTRICAL DISTRIBUTION FACILITIES
N 60° 59' 10" W 151.06'
E 10' 10' 10" E 10.10'

(RECORDED 888-0316 8486)
N 60° 02' 10" E 151.23' 10" E 94.88'
(RECORDED 152-27 84-467) 94.90'
(RECORDED 183-0311 84-081) 69.00' 2
N 72° 27' 49" E 101.41' 10" E 101.41'

(RECORDED 360-44 84-8)
S 60° 13' 23" E 166.13'
MOST S'LY CORNER OF PARCEL
OF LAND CONVEYED TO THE CITY
9/10/1888 & 88224 O.R.

678.00'
PARCEL 1220-3C
R/S 59/12-17 PARCEL 1220-3A
R/S 59/12-17 PARCEL 1220-3B
10' SEWER EASEMENT
15' SEWER EASEMENT

APPROXIMATE LOCATION OF
MAYTAGUE CEMENT WASTE DITCH
7/9/1914 - IN BOOK 899 OF DEEDS AT PAGE 101, RIV. CO.

40'

44'

21.80'

45.75'

402.89'

252.01'

S 47° 43' 30" W 494.72'

16' ALLEY

50'

76
156 155

104.44' 88'

N 60° 59' 10" W 151.06'

(RECORDED 888-0316 8486)
S 70° 04' 20" E 94.90'

(RECORDED 183-0311 84-081)

(RECORDED 360-44 84-8)

10' SEWER EASEMENT

BROCKTON AVENUE

LOT "A"

EVANS ATHLETIC PARK
S.C.C. ASSOCIATION LANDS
M.B. 7/3 S.B. CO.

13.11 ACRES

TEQUESQUITE AVE.
N61°00'50"W

S47°43'30"W

878.00'

21.80'

878.00'

878.00'

878.00'

878.00'

878.00'

878.00'

878.00'

878.00'

878.00'

878.00'

878.00'

878.00'

878.00'

PARCEL 1220-3C

15' SEWER EASEMENT

R/S 59/12-17

PARCEL 1220-3A

PARCEL 1220-3B

15' SEWER EASEMENT

APPROXIMATE LOCATION OF THE CHINA TONK CEMENT WASTE DITCH RECORDED 7/8/1910 IN BOOK 599 OF DEEDS AT PAGE 101, RIV. C.

SW LINE OF LOT 186

S61°06'30"E

515.25'

S60°13'23"E

185.13'

(RECORDED 360°49'W)

MOST S'LY CORNER OF PARCEL OF LAND CONVEYED TO THE CITY 8/10/1988 BY DEED RECORDED 88884 O.R.

(RECORDED N52°37'24.46"E 94.90')

(RECORDED N52°37'24.46"E 94.85')

(RECORDED N52°37'24.46"E 94.85')

(RECORDED N52°37'24.46"E 94.85')

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

2/13

SCALE: 1" = 100'

DRAWN BY GS DATE 3/8/73

SUBJECT EVANS ATHLETIC PARK

471-5